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**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY APPLICATION FOR  
CERTIFICATE OF QUALIFICATION FOR TAX ABATEMENT**  
*for Multifamily, Mixed-Use or Commercial Projects Only*

**About LCRA Tax Abatement for Multifamily, Mixed-Use or Commercial Projects:**

- The Tax Abatement is up to 100% of the increased property taxes resulting from the rehabilitation or new construction of the property for a period up to 10 years. It does **not** eliminate all property taxes.

**Eligibility for Tax Abatement:**

- Developer must not be in breach of its Redevelopment Contract with the LCRA; **and**
- Developer must be in good standing with the Human Relations Department of the City of Kansas City, Missouri; **and**
- Developer's account with the LCRA must be current, unless otherwise addressed.

**How a Decision Is Made about Your Application:**

- After the LCRA has reviewed your complete application and information, staff will conduct an inspection of the improvements or construction.
- If the LCRA approves the inspection, it will then send the Certificate to the City and appropriate County Assessors for their execution.
- A fully executed Certificate will be mailed to you once it has been returned to the LCRA by the City and County.

**Required Documentation must be submitted *before* the end of the construction/rehabilitation.** *(Documentation can be submitted via mail or e-mail. Copies only, please.)*

- Construction plans and/or rehabilitation/renovation plans, and a description of the scope of work. All plans are subject to the Authority's [Design Review Process](#).
- Bids or invoices from a contractor or a breakdown of work done and copies of receipts if you are doing the work yourself.
- Building permits (if required).
- Photos of the property (at least one) which can be submitted in digital form (JPG, TIF or GIF).
- A recently-recorded Deed of Conveyance and/or title insurance policy (sufficient to provide proof of interest held by the Applicant, and a proper legal description of subject property) and/or a copy of Applicant's rent/lease agreement affecting the subject property.
- A check for the Tax Abatement Certificate Fee made payable to the LCRA in an amount based on the Fee Schedule calculation.

1. **About the Applicant:**

Name and address of Applicant(s) (if business, include Contact Name):

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Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Applicant(s) is/are a (*check one of the following*):

- Individual
- Married couple
- Limited/General (*circle one*) corporation/partnership (*circle one*) in \_\_\_\_\_ (State)
- Other (*please describe*) \_\_\_\_\_

2. **About the Property:**

Address of property for which tax abatement is sought

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Applicant's interest in property:  Fee simple title ownership  
 Rents/leases property pursuant to which lease is attached

Urban Renewal Area \_\_\_\_\_

For legal descriptions or parcel numbers, see County websites ([Jackson County](#) or [Clay County](#))

Legal Description \_\_\_\_\_

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Parcel No. \_\_\_\_\_

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Project type is (*check one of the following*):

- Multi-family  Office
- Mixed-use  Industrial
- Commercial

Number of floors (exclude basement) \_\_\_\_\_

Is there a basement?  If yes, is it finished?

Total square feet \_\_\_\_\_ Lot size \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Number of bathrooms \_\_\_\_\_

Is there a garage?  If so, is it attached?  How many cars? \_\_\_\_\_

Other amenities \_\_\_\_\_

3. **About the Construction/Rehabilitation:**

New construction \_\_\_\_\_

Property rehabilitation \_\_\_\_\_

Name of builder (if applicable) \_\_\_\_\_

Start date \_\_\_\_\_

Completion date \_\_\_\_\_

Total estimated cost of the rehabilitation or new constructions is \$ \_\_\_\_\_

4. Project is in **good standing with the Human Relations Department** of Kansas City, Missouri.

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

5. **Tax Abatement Fees** (to be submitted with application for Certificate of Tax Abatement)

<b><u>Construction or Rehab Costs</u></b>	<b><u>Fee</u></b>
Between \$26,000 - \$300,000	\$500.00
More than \$300,000	.004 multiplied by hard construction costs

Payment is required in cash or by check at the time the application is submitted to the Authority. Make checks payable to the LCRA.

Applications can be submitted via e-mail to [stumey@edckc.com](mailto:stumey@edckc.com) or by mail to 300 Wyandotte, Suite 400, Kansas City, Missouri 64105.

6. **Applicant Signature**

The undersigned has read and reviewed this application and the information and documents submitted herewith, and the same are true and correct, as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Individual/Married Couple:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Corporation

\_\_\_\_\_  
Name of Corporation

By:

\_\_\_\_\_  
Signature

By:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Partnership

\_\_\_\_\_  
Name of Partnership

By:

\_\_\_\_\_  
Signature

By:

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Signature

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Title

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Title